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City Use of Park District Property for Stormwater Detention

Request: The City of Elmhurst is requesting the use of several parks owned and maintained by the Elmhurst Park District for stormwater detention facilities. Four of these parks, Golden Meadows, East End, Wild Meadow Trace and Crestview, were obtained or involved using IDNR open space land acquisition grants. It is our understanding that the grants do not allow the land to be used for offsite stormwater detention. We are not clear if a dual use runs afoul of the grant terms. Instead, if the City desires to utilize these parks, other privately owned land of equal size and value must be purchased by the Park District as replacement of these parks. Our requests are as follows:

- Can the City construct stormwater facilities on these parks and continue to provide a recreational component as part of the improvements, dual use, and eliminate the need to replace the park land with other land.
- Can the City begin to construct stormwater facilities on these parks and defer purchase of new land until it becomes available, allowing areas of the City immediate flooding relief.

Background: In Summer of 2010, the City experienced two 100 year rain events, which caused significant localized flooding throughout the City. Following these storms, the City hired Christopher B Burke Engineering Ltd to conduct a study of the flooded areas and develop possible solutions to the neighborhood flooding. One of the most feasible options is to construct detention basins on any available open land, with the best locations being School District and Park District land.

Golden Meadows Park (Grant 17-00160):

Project Description: The goal of this project is to reconfigure a portion of the western lobe of Golden Meadows Park. Several conceptual facility improvement plans have been developed with the intent of providing recreational facilities (practice soccer field, bocce courts, fitness courts, etc.).

Project Details: Creating flood storage in the open space area of Golden Meadows Park in conjunction with the construction of relief sewers would significantly reduce the risk of flooding for the homes in the Pine Street/Avon Avenue and Brynhaven Subdivision flood problem areas in Elmhurst.

Key Benefits and Facts: This project would provide flood-reduction benefits to the 20 homes from Pine Street/Avon Avenue that would currently flood during a 100-year design storm event. Approximately 14 acre-feet of flood storage can be provided in the western lobe of Golden Meadows Park, which is currently used as open space and garden plots. The conceptual project cost is \$3.4 million and the construction timeline is estimated at approximately one year.

Project Status: This project is currently in preliminary design. Surveying and geotechnical work has been completed, with a construction start date of spring 2016.

East End Park (Grant 17-00118):

Project Description: The goal of this project is to reconfigure a portion of East End Park to provide a location to safely hold stormwater and also maintain the existing recreational uses of the site. A conceptual facility improvement plan was developed with the intent of improving two of the three existing baseball fields and also adding a soccer field in this location. The facilities will also be enhanced with improvements to the off-street parking area located along Third Street.

Project Details: Creating flood storage in the open space area of East End Park in conjunction with the construction of relief sewers would significantly reduce the risk of flooding for the homes in the Geneva Avenue flood problem area in Elmhurst.

Key Benefits and Facts: This project would provide flood-reduction benefits to the 9 homes in the Geneva Avenue study area that would currently flood during a 100-year design storm event. Approximately 4 acre-feet of additional flood storage can be provided in the western portion of East End Park, which is currently used as baseball fields. The conceptual project cost is \$1.9 million and the construction timeline is estimated at approximately one year.

Project Status: This project is currently in the conceptual design phase.

Wild Meadows Trace (Grant 17-00296)

Project Description: The goal of this project is to reconfigure the area along the Illinois Prairie Path to provide a location to safely hold stormwater without disrupting the existing recreational uses of the site. Conceptual facility improvement plans were developed with the intent of maintaining the existing open space area of the park; however, the plan would include a new bike path connection and enhancement of the park with several newly planted trees.

Project Details: Creating flood storage in the open space area of Wild Meadows Trace would significantly reduce the risk of flooding for the Seminole Avenue/Cottage Hill Avenue flood problem area.

Key Benefits and Facts: This project would provide flood-reduction benefits to 4 homes in a 100-year design storm event. Approximately 3 acre-feet of flood storage can be provided in the open space area of Wild Meadows Trace adjacent to the Illinois Prairie Path. The conceptual project cost is \$0.42 million and the construction timeline is estimated at approximately six months.

Project Status: This project is currently in the conceptual design phase.

Crestview Park (Grant 17-00118):

Project Description: The goal of this project is to provide a location to safely hold stormwater while maintaining the existing recreational uses of the park. Based on the concept-level drainage improvements shown at the top, conceptual facility improvement plans will be developed with the intent of maintaining the existing baseball fields located on the eastern portion of Crestview Park.

Project Details: Creating flood storage in the open space area of Crestview Park in conjunction with the construction of relief sewers would significantly reduce the risk of flooding for the flood problem areas in the neighborhoods located south of the park.

Key Benefits and Facts: This project would provide flood-reduction benefits to the 15 homes (2 homes in north study area, 13 homes in south study area) that would currently flood during a 100-year design storm event. Approximately 1 acre-feet of flood storage can be created in the western portion of Crestview Park (north study area), and approximately 4 acre-feet can be created in the eastern portion of the park (south study area). The conceptual project costs for the north and south study areas are \$0.3 million and \$4.0 million, with estimated construction timelines of six months and one year, respectively.

Project Status: This project is currently in the conceptual design phase.